



City of Hawkinsville

96 Broad Street ~ P.O. Box 120 ~ Hawkinsville, GA 31036
Office: (478) 892-3240 ~ Fax: (478) 783-1699

NARRATIVE INFORMATION SHEET

1. Applicant Identification
The City of Hawkinsville
96 Broad Street
P.O. Box 120
Hawkinsville, GA 31036
2. Funding Requested
 - a. Assessment Grant Type: Community-Wide
 - b. Federal Funds Requested
 - i. \$ 300,000
 - ii. No site specific
3. Location: The City of Hawkinsville, Georgia
4. Property Information for Site-Specific Proposals: not applicable
5. Contacts
 - a. Project Director
Sara Myers
City Manager
City of Hawkinsville
96 Broad Street
P.O. Box 120
Hawkinsville, GA 31036
sara@hawkinsvillega.net
 - b. Chief Executive/Highest Ranking Elected Official
Sara Myers, please see above
6. Population: 5,310

7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	2
The priority site(s) is in a federally designated flood plain.	2
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	4
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	9

8. Letter from State Environmental Authority
See attached

Richard E. Dunn, Director

Land Protection Branch
2 Martin Luther King, Jr. Drive
Suite 1054, East Tower
Atlanta, Georgia 30334
404-657-8600

October 2, 2020

VIA ELECTRONIC Mail sara@hawkinsvillega.net

Ms. Sara Meyers
City Manager
96 Broad Street
PO Box 120
Hawkinsville, Georgia 31036

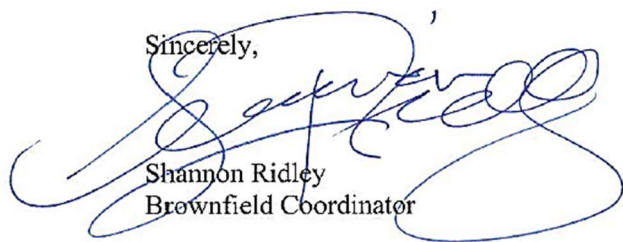
RE: State Acknowledgement Letter – Brownfield Community -Wide Assessment Grant Application
City of Hawkinsville

Dear Ms. Meyers:

This letter serves as acknowledgement from the Georgia Environmental Protection Division (“GA EPD”) that the City of Hawkinsville will be submitting an application to the U.S. Environmental Protection Agency (“EPA”) for funding assistance under the federal Community-Wide Assessment Grant Program to conduct assessment activities. GA EPD understands that the City is applying for \$300,000 to for both hazardous substances and petroleum.

EPD would like to take this opportunity to encourage EPA’s positive decision in making a grant award to the City of Hawkinsville for such assessment. A successful award would greatly assist this community in its redevelopment efforts. Thank you for your consideration.

Sincerely,



Shannon Ridley
Brownfield Coordinator

File: FFY 2021 EPA Grant Applicants, City of Hawkinsville-Assessment

**FY2021 EPA Brownfields Community-wide Assessment Grant
City of Hawkinsville, Pulaski County, Georgia**

Narrative/Ranking Criteria

1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

a. Target Area and Brownfields

i. *Background and Description of Target Area:* Driving on Golden Isles Parkway (Parkway), the arterial roadway that runs through the heart of Hawkinsville, Georgia. Hawkinsville is the county seat of Pulaski County, in rural central Georgia, two hours south of Atlanta. This community sits 20 miles from US Interstate 75 and 30 miles from US I-16. The Parkway, the Target Area for this project bisects the City from the northwest to the southeast and connects it to routes such as US Interstates 75 to the West. The presence of multiple brownfield sites along the Parkway drives the need for action. The streets of this small community (**5,310 residents**) are lined with old vacant crumbling buildings that, without attention, will continue to decay (*US Census (USC), 2018 5-year estimates*).

In 1850, 20 years after its founding, the streets of Hawkinsville (City) were bustling. At the time, the intersection of “byways” made it one of the most prosperous centers of industry and trade in the Southeast. Pole boats, steamboats and timber rafts shipped freight and passengers down the Ocmulgee and Altamaha Rivers. After decades of economic growth, the town was dubbed “Hub City.” Agriculture and livestock carried Hawkinsville into the 20th Century along with the construction of ten US/county highways. Situated in the heart of the cotton belt, all roads in southern Georgia led to Hawkinsville. The Parkway grew into a major bustling commercial corridor with everything everyone needed – shops, drycleaners, gas stations, etc.; therefore, people from all over the region came to the City to conduct business, shop, and obtain services. By the mid-20th Century, spurred in part by the Great Migration, the times and fortunes of Hawkinsville began to turn. Manufacturing and the traffic associated with the transport of goods drifted away from the Hub City as interstates took routes through neighboring counties. As the community was no longer a destination for the region, the traffic and manufacturing drifted away and the Parkway deteriorated.

By the late 20th Century, the population and the means to earn a living bottomed out. In 2001, the Pillowtex Mill, the largest employer, closed — a death knell for the local economy. **This single event left 400 people unemployed, approximately 25% of the City’s workforce** (City records/USC, 2018). Decades of decline have turned a once thriving city into a struggling community.

The Target Area consists of an area adjacent to a three-mile stretch of the Parkway. Traveling into the City from east to west along the Parkway after crossing the Ocmulgee River, one immediately encounters vacant and dilapidated properties. These properties not only contribute to the Parkway’s blighted appearance and negative impression of the community; moreover, they pose a significant danger to the community and serve as potential havens for vagrancy and crime. Since the mill closing, the City has suffered from a rise in crime, 11% rise in robbery, assault and larceny in the past five years (www.georgia.gov/gbi/crimestats). The only remnants of the Hawkinsville’s prosperous history are the brownfields that line its streets, a prevalence of vacant dilapidated buildings: in the past five years there has been a 6% rise in housing vacancies, now 21% of homes here are vacant (*USC, 2018 5-year estimates*). Despite these grim facts, the City’s heritage and way of life are worth preserving.

Assessment Cleanup and redevelopment of properties along the Parkway will have a synergistic local and regional impact on the economy and overall quality of life in the area. As the City is at the epicenter of 14 separate **federally-qualified Opportunity Zones (QOZs)**, regional impacts will be realized. The assessment, cleanup, and reuse of brownfield properties will provide opportunities for equitable commercial and residential redevelopment and reuse of sites along the Parkway. The City will use this initial grant to gradually reclaim on its historic buildings to provide opportunities for business to relocate or expand within the City to bring jobs and opportunity to those in need.

ii. *Description of the Priority Brownfield Sites:* Multiple abandoned and dilapidated properties that once bustled with activity and provided jobs to local residents line the Target Area. Three priority sites identified by the community that have been selected for initial assessment include:

1) NeSmith Gas Station: This 0.27-acre former gas station site on the Parkway has been closed for

decades. Several out-of-service gasoline underground storage tanks (USTs) are known to remain on site. The building was constructed in 1959. As such, deteriorating asbestos-containing building materials and lead hazards from delaminating lead-based paint coated surfaces are likely. The structure is often home to transients in search of shelter who are exposed numerous cancer causing materials. This site is located within 300 feet of the proposed city hall property and nearly **adjacent to the Ocmulgee River**. The site is also 160 feet from flood zone AE and approximately 0.2 miles away from single-family residences. A Phase I ESA and limited testing has been completed in advance of the City's purchase of the site and entry into the Georgia State Brownfield program. As a result, the grant funds will be utilized to complete State Brownfield program-related investigations that include the removal of the USTs and immediately adjacent impacted soils. **Planned Reuse:** Located at the gateway to Hawkinsville, the City is currently planning to repurpose the site as a welcome center with enhanced green space. A reuse plan will be developed using grant funds. This plan will serve as the basis for construction bid specifications for planned improvement.

2) Former Kinard's Dry Cleaners: This 0.2-acre property sits on the Parkway directly across the street from the County Courthouse. An 18,000 sq. ft. brick building occupies the site's footprint and is currently vacant. This priority site is approximately three blocks from the **Ocmulgee River waterfront**. Historically a dry cleaner operated here; hence, the site is likely contaminated by common dry cleaning chemicals such as tetrachloroethylene, trichloroethylene, and breakdown products including vinyl chloride, all of which are known to persist in the environment and cause cancer (International Agency for Research on Cancer (IARC)). Further, these chemicals are denser than water and can accumulate as dense non-aqueous phase liquid at depth. Further, the associated building was constructed in 1945 and is expected to contain asbestos and lead-based paint. The property puts neighboring residents and area workers at risk of exposure via vapor intrusion to indoor air and exposures to lead-based paint and asbestos. Potential indirect pathways, such as rainwater runoff impacted by the contaminants of concern also exist. Blighted and vacant properties like the former Kinard's Dry Cleaners site have been linked to increased levels of crime and arson (*Study: Citywide cluster randomized trial to restore blighted vacant land and its effects on violence, crime, and fear*). **Potential Reuse:** The site was selected by the community due to its central location and blighting influence on downtown Hawkinsville. Preferred reuses include a downtown health clinic, grocery co-op, or gym. All of which will promote health-based services and/or options to area residents. This prominent site also has the potential to act as a catalyst for other downtown reuse and redevelopment projects. The City owns this site, so access for the assessment work is confirmed.

2) Industrial Expansion Site: This 178-acre historically industrial and agricultural property is located adjacent to the City's industrial park on the Parkway. A portion of the site contains what appears to be the remnants of three former settling ponds associated with an unknown process. The site is also located adjacent to a brick and tile manufacturer, and an electrical substation. Potential contaminants include silica dust from the brick and tile manufacturing; solvents used to clean the tile presses; PCBs from an associated electricity generation station; and unknown hazardous substances from the former settling ponds. The historical agricultural uses of this site also suggest the potential for contamination with pesticides and herbicides. This site is unsecured and surrounded by homes within 500 feet. **Reuse:** The assessment of the site will prepare the property for light industrial development that will bring greatly need jobs to the community. Further, the City intends to partner with the Central Georgia Technical College in order to create an incubator for small tech companies, small-scale manufacturers, wholesalers/distributors and personal service businesses adjacent to this site, all of which can benefit from/augment economic development initiatives taking place in neighboring **QOZs**.

Contaminants of concern associated with the target sites, as stated above, include asbestos, lead, petroleum constituents, PCBs, and chlorinated solvents; all of which pose health threats to the area residents. Brownfields Assessment grant funding will provide the opportunity to determine if cleanups are necessary, and will begin to quantify risks associated with impacts to human health associated with these and other sites identified during the planned public engagement sessions.

1.b Revitalization of Target Area

i. Reuse Strategy and Alignment with Revitalization Plans: The Hawkinsville-Pulaski Joint Urban Redevelopment Plan of 2017 (*JURP*) was developed with input from local citizens, government officials and others, to provide a vision for the community's future and a work plan to aid in achieving said vision. The plan identifies the abatement of blighted properties will be **prioritized based on their potential to have the greatest economic and aesthetic impact on the community**. The beneficial reuse of the target properties will help address environmental justice issues that plague Hawkinsville; such as, 1) exposure to blight and residual impacts from hazardous substances and petroleum in former industrial uses; 2) the lack of employment opportunities caused by the departure of commercial businesses, the textile industry and others; 3) increased crime rates resulting from lack of opportunity; and 4) lack of access to services, such as health care. The *JURP* prescribes using existing infrastructure for all sites to facilitate infill redevelopment, as will be completed relative to the gas station and dry cleaner sites, with the goal of catalyzing catalyze the revitalization of the downtown sector of the Parkway. The City is requesting \$92,000 in planning funds to assist our community in driving these sites/initiatives to attract developers/investors to the target area.

Further, the City has been designated as a University of Georgia Archway Community Designation, which makes the City eligible for in-kind community planning and economic development support from the University. The Archway partnership has already cultivated conceptual designs for the Hawkinsville downtown infill redevelopment and business incubation center through intensive community engagement activities. For non-priority sites, the City will use community engagement activities to identify sites of concern amongst residents. Those sites with the potential to address the most-pressing community needs; with strong potential for suitable reuse/redevelopment and that meet eligibility requirements will be assessed.

ii. Outcomes and Benefits of Reuse Strategy: An EPA Brownfields Assessment grant will allow the City to establish the extent of contamination and identify use-based remedial strategies that will facilitate the safe reuse of these key properties. Guided by the *JURP* and the Archway program, redeveloping the target sites can help meet revitalization goals. Redeveloping the target sites will reduce environmental contamination, put them back on the tax rolls, stimulate local economic growth, and facilitate future development. Their reuse will reduce blight, reduce crime, and create jobs and provide access to services like health care. As described earlier, Hawkinsville is at the crossroads or terminal access of ten highways that connect Pulaski County with its neighboring counties. Redeveloping the Nesmith Gas Station as a City Gateway with a welcome center and public park will improve community image. The greenspace will welcome visitors and prospective residents, and provide active recreation to existing residents. The redevelopment will create 10-12 temporary construction jobs, with potential for permanent jobs to maintain it. The Kinard Dry Cleaner site's reuse as a health center, market, or fitness center would be fundamentally valuable as the *JURP* highlighted the need for greater accessibility to quality health care, and health food and or exercise outlets. This site's reuse will reduce blight, increase services, create jobs, and serve as a catalyst for other redevelopment initiatives. The City estimates that the redevelopment will bring professional employment opportunities to the City and potentially doubling the value of the property. Similarly, the Industrial Expansion Site, given its size and position in relation to the industrial park and the technical college, will serve to attract a developer/light industrial employer in need of a trained workforce. After due diligence is completed and environmental issues are addressed, the property will be redeveloped for light industrial purposes that uses existing infrastructure. As described in section 1.a.ii, this redevelopment will positively impact the business incubator created in partnership with the Central Georgia Technical College, which can also benefit the neighboring QOZ. This site will provide 50-60 temporary construction and 80-100 permanent production jobs. Further, based on the size of the property, it is likely that part of the property will be suitable for a solar development that will serve office and parking lot light electrical demand. The City estimates that 70-150 temporary construction/installation jobs would be created by the development of the Pond site; and approximately 100-125 permanent jobs based on the final end use.

The outcomes of the assessment and planning activities include reduced exposure to contaminants, job creation, and public health improvements. The proposed reuse projects will greatly serve area residents and will transform the City to a thriving economic center with greater social value and an improved sense of community.

1.c. Strategy for Leveraging Resources

i. Resources Needed for Site Reuse: The City acknowledges that the cost to implement reuse and redevelopment projects after the completion of the proposed brownfield assessment program will require investment. Completing the assessments on the priority sites will result in the need for additional funds to construct the visitor center and incubator. EPA funds will serve as demonstrated leverage for other funding mechanisms; the City is eligible for federal and state grants, such as USDA funds. Project staff will work with the stakeholders to leverage all available resources to facilitate redevelopment. If cleanup is necessary, the City, as the current owner, is prepared to pursue an EPA Cleanup grant, if conditions warrant. Further, the City is working to assemble the following leveraged resources that will supplement the EPA Brownfield funding, as properties are readied for redevelopment/reuse:

Source	Purpose/Role	Amount (\$)	Outcomes
Special-Purpose Local Option Sales Tax (SPLOST)	Economic Development	\$300,000	Sewer improvements for the business incubator/industrial park expansion
USDA	Communities Facilities Grant	Estimated \$500,000	Construction of incubator as part of the incubator/industrial park expansion to assist in job creation
University of Georgia Archway Community Designation	Develop plans for downtown redevelopment	In-kind	Conceptual designs for Hawkinsville welcome center and business incubation center that will be used to attract investors and visitors
US EPA Brownfields Cleanup Grant	Cleanup of required sites as determined through proposed assessment project	To be determined based on assessment	Would result in the cleanup of a site identified through the assessment project.

ii. Use of Existing Infrastructure: The City is working to utilize existing infrastructure and create sustainable development opportunities within the project area. All three priority sites have existing roadways; utilities, such as power, water, sewer, and broadband. The City desires to construct a water tower at the industrial park to serve the potential needs of future tenants, which would also serve Site 3. Funding for the tower and any necessary upgrades will be sought in the form of a USDA Community Facilities grant/loan and a Georgia Power Foundation Water Grant (*applications to be submitted in 2021*). The building facade at the Kinard Dry Cleaner site will be preserved to enhance the historic charm of the downtown area. Other existing buildings (non-priority sites) within the City be reused whenever possible as long as the structure safe, and supportive of the intended reuse.

2. **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

a. Community Need

i. The Community's Need for Funding: The area has suffered job loss impacts and vacancy rates across the City as well as blighted conditions. The 2001 closure of the Pillowtex Mill was a devastating blow to the local economy and effects linger as no other businesses have employed as many people. Now, the **City's median household income is only \$34,315 and 15.3% of households have a median income below \$10,000** (ACS, 2018), while the State and national median household incomes are \$55,679 and \$73,965 respectively. Moreover, with a small population and therefore small tax base, local taxes are barely sufficient to support normal government operations: **65.8% of the population are not in the labor force**, and the Georgia Department of Labor estimates 5.4% unemployment rate in the regions of August 2020. Lack of investment in the area does not allow us to grow our economic base. COVID-19 has further compounded community need. The City has implemented a hiring freeze, and funding shortages have forced the City to stagger/segment its workforce to perform essential city functions while simultaneously protecting the city workforce and the public. This has resulted in work stoppages for non-essential infrastructure

repair projects and long-term strategic projects. Local businesses have been struggling and do not generate enough sales tax revenue for the City or County to combat blight in the project area, or elsewhere in the community. City and County tax revenues prohibit the ability of the local governments to implement assessment, remediation, and reuse projects without this EPA grant. **EPA funding will allow the City to conduct assessment activities and complete additional reuse planning, as described in section 3 that would not otherwise be possible without this grant.**

ii. Threats to Sensitive Populations

(1) **Health or Welfare of Sensitive Populations: The target area exhibits significant percentages of sensitive populations (US Census, 2018 five-year estimate): 56.9% women of child-bearing ages and 74% minorities.** These percentages far exceed the statewide averages of 51.3% and 39.0% respectively. Children make up 17.7% of the population, and senior citizens make up 14.7%. These subsets of the population are more susceptible to the health and welfare risks associated with brownfields and blighted conditions. Complicating circumstances for these populations are conditions related to poverty and other financial disadvantages. **The City has a high poverty rate at 40.3%,** which is above the statewide average of 22.9% (ACS 2018). Further, **85.6% of people in this area are considered economically disadvantaged (NeighborhoodScout.com).** Twenty-two percent of City residents have no health insurance, compared to the US average of 10.5%, which is a distinct disadvantage when living in an area with real brownfields concerns (ACS 2018). Compounding these statistics and complicating health concerns, **the entirety of Pulaski County is considered a medically underserved area** by the US Health Resources and Services Administration.

Crime rates are exacerbated by brownfields. As noted in 1.a.ii, the priority sites are susceptible to vagrancy and frequent trespassing. Hawkinsville crime rates are reflective of conditions in the city. The crime rate index is 506.8. This rate is significantly higher than the US average of 328.4; this statistic places the City in the bottom quartile of US cities for public safety (City-data.com).

The referenced demographics represent a large sector of the population that is susceptible to the negative impacts of Brownfields. By assessing affected properties, the City will begin to address concerns and quantify needs that can be addressed in a systematic manner, thereby improving conditions for all residents. Specifically, in addition to rejuvenating environmental conditions and preserving natural resources, jobs will be created at the priority properties. The former dry cleaner site redeveloped as a health center, market, or gym, which will also lead to improved public health. Increases in commerce and tax revenues will result in reduced potential for violence and crime as institution of improved local services as well as educational and job training programs will yield improved opportunities and increased earning potential for residents.

Again, a staggering **40.3% of city residents are living below the poverty line (ACS, 2018).** Within these low-income populations, residents need subsidies to survive, as employment opportunities are limited: 24.6% of the population receives food stamps; 60.8% of families have children under the age of 18; and 56% are living below the poverty level; and 38.4% are single mothers (ACS 2018). Of a total 1,346 students in the county, 912 receive free or reduced lunch (nces.gov). Of the students in the district, 41% are from minority backgrounds and 46% live in female-headed households with no husband present. Further, Hawkinsville residents' per capita income is less than half of the USA median at \$13,544 per year vs. \$32,621 (ACS, 2018). **As such, these sensitive populations in the City would greatly benefit from the proposed assessment project and from community driven reuse planning efforts.**

(2) ***Greater Than Normal Incidence of Disease and Adverse Health Conditions:*** Hawkinsville does not have a municipal health department or data at the city level; however, county data is available and discussed below, along with information presented in the 2019 Taylor Regional Hospital Community Needs Assessment (CHNA 2019). With a mix of blight, brownfields and sensitive populations, there is potential for vulnerable residents to unknowingly be exposed to hazardous environmental contaminants via stormwater runoff, dust inhalation, and direct contact because these target sites are generally unrestricted. Resulting contact with the petroleum constituents present at the NeSmith gas station and other sites are linked to various cancers including leukemia.

Benzene, a constituent of gasoline, is known to cause cancer, based on evidence from studies in humans (American Cancer Society, 2019). The target area is in the 80th - 90th percentile for NATA Respiratory Health Index and Cancer Risk, for lead paint indicators, and wastewater discharge, and in the 90th - 95th percentile for hazardous waste proximity compared to the nation according to EPA EJScreen. Further, the target area is in the 90th - 100th percentile for proximity to hazardous waste and wastewater discharge indicators for the state (EJScreen). According to CHNA 2019 for Pulaski County, cancer is considered number one in the top five most important health problems according to survey participants.

Additionally, contaminants of concern, such as asbestos and silica dust that are likely to be found at the three priority sites, have been linked to respiratory issues, and prolonged contact has the potential to cause bronchial and/or lung cancer. Silica is produced during brick manufacturing, such as has been produced on the industrial park priority site, and is classified by the International Agency for Research on Cancer (IARC) to be a group 1 carcinogen, meaning that enough toxicological data exists to confirm that Silica will cause cancer in humans. (www.cancer.gov/about-cancer/causes-prevention/risk/substances/crystalline-silica, <https://publications.iarc.fr/120>, both accessed 8/14/2020). More specifically, as **compared to state/national statistics, Pulaski County men have a higher than normal incidence of tracheal, bronchial and lung cancer (83.2 men per 100,000 as opposed to a national average of 67.6 per 100,000** (healthdata.org).

Mental health concerns, including depression, self-harm, and interpersonal violence are also a top priority for the City and County alike. According to GA OASIS, the #1 and #2 causes of death in youths and adults ranging in age from 15-35 years is intentional self-harm (*OASIS CHNA 2014-2018*). Mental health was also identified by residents as one of the top 5 health concerns in focus groups conducted by Taylor Regional Hospital (*CHNA 2019*). These conditions are linked to elevated lead levels. Lead, a documented neurotoxicant that can be found in many blighted and abandoned properties in the City has been connected to mental health and child cognitive development in children (*Lead Exposure and Child Behavior, 2011*).

In addition to the risks of lead exposure, the proximity of blighted properties along the Parkway pose an increased risk to the Ocumulgee River from contaminated runoff. Concern is compounded, because the river is a food source (fish) for minority populations and is used for recreational purposes during the summer months.

Assessment for the purpose of identifying and quantifying the specific problem will facilitate development of strategies for mitigation. Redeveloping the target sites and other blighted properties will eliminate or significantly reduce the potential for exposure to hazardous substances and will facilitate reductions in negative health effects as described above. Reuse of these sites will create jobs, increase income, reduce related stress and mental health issues, and increase access to vital preventative health care through the provision of health insurance through permanent full-time jobs.

(3) *Disproportionately Impacted Populations:* As noted in section 2.a.ii (1), sensitive populations, such as women, minorities, the poor, and the elderly, are disproportionately represented in Hawkinsville, and thus, are disproportionately impacted by the presence of brownfields in the City. The evidence of social need, low income, and demographic group disparities indicate that the community is suffering from a lack of services and opportunities. Lack of access to jobs, medical care, essential services and transportation prohibits have negative cumulative effects on our residents as demonstrated by the poverty and health rankings in section 2.a.ii. (1 and 2). Further, perceptions of contamination hinder redevelopment and investment, which does nothing to improve the employment issue or to provide much-needed services. 14.9% of our residents do not have access to a car, so they cannot drive to jobs elsewhere. Monthly median rentals in the City are \$437 compared to \$1,071 across the US; the residents that remain here do so because lower rents are what they can afford. Even with these extremely low rental rates, 48.3% of our residents spend more than 35% of their income on housing. According to EPA's EJScreen tool, the Target Area ranks among the worst in the nation (80-90th percentile) for environmental justice indicators for National Air Toxics Assessment (NATA) Cancer Risk, NATA respiratory health index, lead paint indicator, and wastewater discharge

indicator, as well as 80-95th percentile for hazardous waste proximity in town. The target area is among the worst in the state for (90-100th percentile) for proximity to hazardous waste and for wastewater discharge indicators (EJScreen). Environmental concerns about known contamination from these sites are compounded because of stormwater runoff into the river, which is a source of drinking water here and downstream, as well for sustenance food source (fishing) among minority populations. Implementation of this grant will help the community that would without support struggle to accomplish the proposed achievements due to limited financial resources. **Moreover, the outcomes of this project would facilitate reuse and redevelopment that would have positive benefits and create a means for the City to address these disparities.** [Data sources: US Census, 2018 5-year estimates and EPA EJ Screen]

b. Community Engagement

i. *Project Involvement* and ii. *Project Roles*: Project partners will facilitate community involvement in the brownfields project as described below. Hawkinsville is a small rural community and is limited in the number of available local partners. However, the City has been able to foster significant support, regardless of perceived limited resources.

Project Partners		
Partner Name	Point of contact	Specific role in the project
Central Georgia Technical College	Marcus Early, Ed. D., Director of Pulaski Center, 80 Cohen Walker Drive, Warner Robbins GA 31088 P: (478) 218-3230	The College provides technical training for employees and will be a potential partner for any commercial/light manufacturing enterprise that seeks to redevelop in the target area. The College also has relationships with employers/developers that may be interested in the target properties, and has committed to introduce those parties to the City team once environmental impacts are quantified.
Pulaski County Chamber of Commerce	Sandy White econdev@hawkinsvillega.net 478-783-1717	The chamber will encourage members to rent/invest in brownfields properties. The organization will communicate with existing business owners in the area and recruit participants in stakeholder meetings.
University of Georgia	Lisa Sherrie' Raleigh; Lisa.Raleigh@uga.edu ; 706-765-7036	The University supports the City in reuse and redevelopment planning as well as stakeholder engagement.
The Hawkinsville Garden Club	Joan Simmons 478-636-9445	The club looks to be an active stakeholder in community meetings. Members will also advise and assist in design of green spaces and suitable infill reuse, specifically with regard to the former Nesmith gas station property.
Hawkinsville United Methodist Church	Rev. Jack Varnell hawkinsvilleumc@comsouth.net 478-783-1856	The Church has agreed to host meetings and recruit members to participate in community meetings and potentially a Brownfield advisory board.
Pulaski County Elementary School PTO	Monica Bass, Principal 478-783-7275	The PTO will encourage parents to provide input on the selection of sites for assessment as well as reuse planning. Further, the PTO will help facilitate community engagement events.
Middle Georgia Regional Commission	Laura Mathis, Executive Director info@mg-rc.org 478-751-6160	The group promotes economic opportunities and development in Middle Georgia. Help with outreach, community engagement activities and new business recruitment.

iii. *Incorporating Community Input*: The City acknowledges that broad based support and community participation in the process of executing the Brownfields Assessment grant will be essential to ensure the overall acceptance and success of the Brownfield Program, and we recognize that it is essential to include community residents and stakeholder input throughout all phases of project planning, decision-making, and implementation. To guide this process, a formal Community Involvement Plan (CIP) will be drafted and adopted within 30 days of issuance of the cooperative agreement. This document will provide a formal communication strategy to solicit input from local residents of the target area. This process mirrors the community engagement process used to develop the JURP. As will be stated in the CIP, up to five public meetings are planned in tandem with the QEP, who specializes in brownfields community engagement activities, to occur following issuance of the cooperative agreement. Notice of all public meetings will be consistent with the City's established process for public notices. Public input will be sought on project planning, site selection and prioritization (for additional sites as funds permit), cleanup decisions (ABCAs) and reuse planning. A central printed repository of information will be established at City Hall to allow those without

computer access to view plans, voice concerns, and provide input towards redevelopment. All information will be disseminated via the city's Facebook page in addition to being produced in leaflet form and distributed at information repositories at City Hall. A hybrid model will be employed should the current health crisis improve.

As COVID-19 impacts continue to be felt in the area, the City has already established an alternative means of community engagement through online public meetings and enhanced social media notices. Face coverings are required at public meetings and social distancing practices are maintained. The City will consider alternative formats, such as outdoor meetings or virtual engagement activities as the situation dictates. These practices will continue until in-person meetings are safe and advisable.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

a. i.-iv. Description of Tasks/Activities and Outputs

Task/Activity 1: Programmatic Support
<i>i. Project Implementation:</i> Discussion of):Project management of EPA-funded activities for the priority and non-priority site(s), cooperative agreement oversight; budget management , scheduling and coordinating of subcontractors, monthly team meetings, travel to conferences, workshops for purposes of staff development and improvement of project efficiencies <i>Non-EPA grant resources needed:</i> in-kind resources including project team staff effort
<i>ii. Anticipated Project Schedule:</i> Months 1-30
<i>iii. Task/Activity Lead (s):</i> Project Director with support from QEP and project staff
<i>iv. Output(s):</i> quarterly reports, ACRES data entry; notes from monthly team meetings, close-out report <i>Notes:</i> Given community input on sites, the City expects to complete assessment project activities in 24 months and closeout the grant within 30 months. The City has not included health-monitoring activities as these activities will be dependent on the type of hazardous substances found at the brownfield site during the assessment phase, site cleanup plans, and other issues of concern. The City will coordinate with the County Health Department as appropriate for in-kind monitoring activities.
Task/Activity 2: Community Involvement
<i>i. Project Implementation:</i> Coordination and delivery of active community engagement with safety protocols in place throughout the project lifetime that builds on previous efforts of the City, including securing site access; ongoing community engagement meetings (or alternative formats as dictated by COVID-19 status) that will include a brownfields education program and community input on site recommendations, suitable reuse and redevelopment of assessed sites; and a planning charrette with community partners and members. Community engagement will also include the same for discussion of EPA-funded activities for non-priority site(s), if applicable. Updates and presentations given at public meetings. <i>Non-EPA grant resources needed:</i> in-kind resources including project team staff effort and efforts of community partners who will host and promote participation of community members
<i>ii. Anticipated Project Schedule:</i> Months 3 through 20, the first meeting will be conducted by month six
<i>iii. Task/Activity Lead(s):</i> Project Director with support from QEP and project staff
<i>iv. Output(s):</i> Community Involvement Plan; community meeting summaries; community input for reuse plans <i>Notes:</i> Our rural location means that we do not have many community partners; however, our participation rates in community meetings indicate that we are poised for a vibrant community engagement process
Task/Activity 3: Phase I and Phase II Assessments
<i>i. Project Implementation:</i> Brownfield site inventory will be conducted after the grant agreement executed; Based on inventory results and community site recommendations, Phase I will be completed. For the NeSmith garage priority site Phase II ESA investigation will be completed, and further Ph II ESAs as indicated by Phase I findings; <i>EPA-funded activities for non-priority site(s):</i> Identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes. <i>Non-EPA grant resources needed:</i> in-kind resources including staff time for oversight of the QEP and review of all findings/reports/technical activities
<i>ii. Anticipated Project Schedule:</i> Months 3-24, priority site activities will commence by month 3
<i>iii. Task/Activity Lead(s):</i> QEP with oversight by the City project director and technical director
<i>iv. Output(s):</i> site inventories; 12 Phase I and 5 Phase II environmental site assessment reports; Asbestos and Lead Based Paint surveys (as needed); one Generic Quality Assurance Plan (QAPP) and 5 sites-specific QAPPs

Notes: QEP has been contracted through an open bid process as described in section 4.a.iii, which means that the City is poised to initiate project activities upon submission of a work plan and execution of a cooperative agreement. The City has not included health monitoring in the project as these activities will be dependent on the type of hazardous substances found at the brownfield site during the assessment phase or will be addressed in the site cleanup planning. The City will coordinate with the County Health Department as appropriate for in-kind monitoring activities.

Task/Activity 4: Remediation and Reuse Planning

Project Implementation EPA-funded activities for the priority site(s): cleanup planning at a specific site; drafting of reuse concepts in presentation form (such as renderings); resource road map preparation to move sites towards suitable reuse; *EPA-funded activities for non-priority site(s):* identical work will be completed at sites that are identified in the public engagement and brownfields inventory processes, if warranted and as funds allow. *Non-EPA grant resources needed:* in-kind resources, including City planning department and economic development staff efforts

ii. Anticipated Project Schedule: Months 3 through 24, market analysis and opportunity analysis will commence early in the project to move priority sites and other sites to support City's economic development efforts

iii. Task/Activity Lead(s): project director with assistance from QEP

iv. Output(s): minimum of 5 ABCAs & Reuse plans with visual renderings; GIS-Based Development Opportunities Inventory, a Market Analysis Reports; and 1 Resource Road Map/Needs Assessment document and one update; minimum of 1 planning charrette

Notes: As indicated in the project budget below the City has devoted **30% of the budget to planning effort**

b. Cost Estimates The City of Hawkinsville is requesting a \$300,000 Brownfields Assessment grant.

Budget Table					
Project Tasks					
Categories	1: Project Management	2:Community Involvement	3:Assessment	4: Planning	Total
Travel	\$5,000				\$5,000
Contractual	\$15,000	\$18,000	\$170,000	\$92,000	\$295,000
Totals	\$20,000	\$18,000	\$170,000	\$92,000	\$300,000

Costs were estimated with the City's QEP that has more than 20 years of brownfields project experience. The proposed program will consist of the completion of four tasks:

Task 1 Project Management: \$5,000 for travel to two EPA National Brownfields conference and/or regional brownfields events for one City staff member (includes approximate costs of \$800 in registration fees; \$2,000 for 8 nights in the conference hotel(s), \$1,200 airfare, \$400 ground transportation/parking and \$600 in total per diem expenses). Any remaining travel funds will be utilized by city staff for travel to meet with local/regional developers or property owners. \$15,000 contractual support is also allocated to this task for the QEP to support city staff in drafting reports, updating EPA ACRES, scheduling meetings and overall project management activities(\$125 per hour for 120 hours over the three-year project period) **Total: \$20,000**

Task 2 Community Involvement: One Community Involvement Plan (CIP) at a set fee of \$4,000; five community engagement meetings/ planning charrette activities with contractual support in planning and delivery at \$14,000 (\$125 per hour for 112 hours of work over the three-year project period). **Total: \$18,000**

Task 3 Brownfield Site Assessment: 10 ASTM-AAI compliant Phase I ESAs at \$3,500 each (total \$35,000). One General Quality Assurance Project Plan at \$5,000; 5 Site Specific Quality Assurance Project Plans (QAPPs) at \$4,000 (total \$20,000); 5 Phase IIs for a total of \$110,000 (cost is based on complexity and can range from \$15,000 to \$50,000), average cost at \$15,000 per four, and **NeSmith Gas Station Phase II and tank removal is estimated at \$50,000** alone based on previous Phase I results. **Total: \$170,000**

Task 4 Site-specific Cleanup and Reuse Planning: 5 ABCAs at \$5,000 each (total \$25,000) & 5 Reuse plans with visual renderings at \$5,000 each (total \$25,000); GIS-Based Development Opportunities Inventory (total \$15,000), a Market Analysis Reports (total \$15,000); and 1 Resource Road Map/Needs Assessment (total \$12,000). **Total: \$92,000.**

c. Measuring Environmental Results

The Project Director with support from key staff and the environmental consultant will document,

track, and evaluate the following outputs and outcomes continually through quarterly progress reports, annual disadvantaged business enterprise reporting, and in monthly calls with the EPA Project Officer. The activities and outcomes will be tracked through an Excel project management spreadsheet, invoice management system, through EPA ACRES, and documented in a final closeout report. **Outputs:** 12 (minimum) sites assessed (Phase I/II ESAs); Five ABCAs; Number of formal community meetings (and CIP development/revision); and number of community members participating in public meetings and activities. **Outcomes:** Number of sites for which property title transfers are facilitated; Acres of land redeveloped (the priority sites will see reuse/redevelopment of at least 178.4 acres alone) and square footage of buildings positioned for adaptive reuse; Amount of private investment and other funding leveraged; Jobs created or retained; Increased property and sales tax revenue generated. An overall gauge of success will be the creation of jobs and improvements in environmental justice concerns.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

i-ii Organizational Structure and Description of Key Staff: City staff has the administrative capacity and organizational experience to manage project implementation, administrative tasks, fiscal management and compliance with applicable federal award conditions and requirements within the 3-year performance period. Sara Myers will serve as **Project Director**. Prior to taking on her current role, Ms. Myers served as the City's Finance Director handling all fiscal management, including grant management, for the City. Ms. Myers now serves as the City Manager and has in total 9 years of experience in governmental management. She will oversee day-to-day project operations and will be responsible for oversight of the contracted qualified environmental professional (QEP). Judi Davis, Accountant for the City, will serve as the **financial coordinator** and will be responsible for ASAP drawdowns and the fiscal management. She has 20 years of financial management experience, including grant reporting and fiscal oversight. Tony Head, Director of Public Works, will serve as **technical coordinator** and will oversee the QEP. The City has mechanisms in place to replace lost staff and obtain additional contractor resources if needed. In the event of unforeseen employee turnover, the project team will assist the Project Director to ensure the project success. The City project director will work with the EPA Project Officer and QEP to implement countermeasures, such as reevaluating management strategies to resume the project schedule and meet workplan milestones should delays or obstacles be encountered.

iii Acquiring Additional Resources: The City has procured a qualified environmental professional through a fair and open bid process and fully consistent with federal procurement requirements, 2 C.F.R. 200 and EPA's rule at 2 C.F.R. 1500. We received five proposals and selected a consultant with vast experience with Brownfields Assessment project implementation.

b. Past Performance and Accomplishments

ii. Has Not Received an EPA Brownfields Grant but has Other Assistance Agreements:

(1) The City was awarded and the proposed project team has successfully managed several federal and state grants, including these below.

Recent Successful Grant Awards	Award Amount	Purpose	Accomplishments
2017 US EDA	\$1.4 million	Sewer improvements	Wastewater Treatment Plant updated
2014 GA Department of Community Affairs Community Home Investment Program	\$306,000	Housing rehabilitation	Rehab of 7 low-income homes
2018 GA DOT Maintenance & Improvement	\$67,970	Street repaving	Re-paved 1.15 miles of road

(2) **Compliance with Grant Requirements:** The City was in full compliance with all associated work plans, schedules, terms and conditions of the grants identified above. All funds were expended, and results were achieved in a timely manner. No corrective measures were necessary. The extent of the compliance include schedule, workplan, terms, conditions and grants deliverables. The projects were finished on time with all funds expended. The City maintains a history of timely and thorough reporting as required by the awarding agencies and has met all grant closeout conditions.

Threshold Criteria Response: *Community-wide Proposals*
The City of Hawkinsville

- A statement of applicant eligibility: The City of Hawkinsville is a general purpose unit of local government and therefore an eligible entity as defined under 2 CFR § 200.64 pursuant.

- Documentation of applicant eligibility if other than city, county, state, or tribe; documentation of 501(c)(3) tax-exempt status or qualified community development entity:

Not applicable

- Description of community involvement: The City acknowledges that broad based support and community participation in the process of executing the Brownfields Assessment grant will be essential to ensure the overall acceptance and success of the Brownfield Program, and we recognize that it is essential to include community residents and stakeholder input throughout all phases of project planning, decision-making, and implementation. To guide this process, a formal Community Involvement Plan (CIP) will be drafted and adopted within 30 days of issuance of the cooperative agreement. This document will provide a formal communication strategy to solicit input from local residents of the target area. This process mirrors the community engagement process used to develop the JURP. As will be stated in the CIP, up to five public meetings are planned in tandem with the QEP, who specializes in brownfields community engagement activities, to occur following issuance of the cooperative agreement. Notice of all public meetings will be consistent with the City's established process for public notices. Public input will be sought on project planning, site selection and prioritization (for additional sites as funds permit), cleanup decisions (ABCAs) and reuse planning. A central printed repository of information will be established at City Hall to allow those without computer access to view plans, voice concerns, and provide input towards redevelopment. All information will be disseminated via the city's Facebook page in addition to being produced in leaflet form and distributed at information repositories at City Hall. A hybrid model will be employed should the current health crisis improve.

As COVID-19 impacts continue to be felt in the area, the City has already established an alternative means of community engagement through online public meetings and enhanced social media notices. Face coverings are required at public meetings and social distancing practices are maintained. The City will consider alternative formats, such as outdoor meetings or virtual engagement activities as the situation dictates. These practices will continue until in-person meetings are safe and advisable.

- Documentation of the available balance on each Assessment Grant; or an affirmative statement that the applicant does not have an active Assessment Grant: **The applicant does not currently have an active assessment grant.**

Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

10/27/2020

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Hawkinsville

* b. Employer/Taxpayer Identification Number (EIN/TIN):

58-6000591

* c. Organizational DUNS:

9424548690000

d. Address:

* Street1:

96 Broad Street

Street2:

* City:

Hawkinsville

County/Parish:

Pulaski

* State:

GA: Georgia

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

31036-0001

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Sara

Middle Name:

* Last Name:

Myers

Suffix:

Title:

City Manager

Organizational Affiliation:

* Telephone Number:

478-892-3240

Fax Number:

* Email:

sara@hawkinsvillega.net

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-20-06

* Title:

FY21 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

FY21 City of Hawkinsville EPA Brownfields Community-wide Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: